033.A	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	573,600	/	573,600
USE VALUE:	573,600	/	573,600
ASSESSED:	573,600	/	573,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIS BRYAN J ETAL/ TRUSTEES
Owner 2:	GRIMALDI WILLIS FAMILY TRUST
Owner 3:	
Street 1:	29 SILK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILLIS BRYAN J & -
Owner 2:	GRIMALDI ANNEMARIE T -
Street 1:	29 SILK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Vinyl Exterior and 1062 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	573,600			573,600
Total Card	0.000	573,600			573,600
Total Parcel	0.000	573,600			573,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.11 /Parcel: 540.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 033.A-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	573,600	0	.		573,600		Year end	12/23/2021
2021	102	FV	556,900	0	.		556,900		Year End Roll	12/10/2020
2020	102	FV	548,500	0	.		548,500	548,500	Year End Roll	12/18/2019
2019	102	FV	572,300	0	.		572,300	572,300	Year End Roll	1/3/2019
2018	102	FV	505,600	0	.		505,600	505,600	Year End Roll	12/20/2017
2017	102	FV	460,400	0	.		460,400	460,400	Year End Roll	1/3/2017
2016	102	FV	414,300	0	.		414,300	414,300	Year End	1/4/2016
2015	102	FV	382,800	0	.		382,800	382,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIS BRYAN J	154-36	1	5/3/2019	Convenience	1	No	No		
HUTTER BRIAN J	140-110		7/1/2016		530,000	No	No		
IANELLI JONATHA	122-93		9/4/2012		382,000	No	No		
MOORE WILLIAM	89-61		7/11/2005		395,000	No	No		
GARRITY DONALD	U74-37		1/15/2002		290,000	No	No		
GOMES SOFIA	1237-55		5/25/2001		405,000	No	No	4	

PAT ACCT. 14638

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2020	837	Add Bath	51,700	O				
8/12/2019	1208	Alterati	8,000	C				
11/8/2018	1659	New Wind	800	C				
3/27/2013	425	Manual	5,850	C				
12/22/2009	1269	Manual	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	Measured	DGM	D Mann
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/18/2002	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7225																

Entered Lot Size

Total Land:
Land Unit Type:

User Acct

230108

GIS Ref

GIS Ref

Insp Date

05/24/18

!14638!

PRINT

Date	Time
12/30/21	19:24:03

LAST REV

Date	Time
10/21/20	10:06:03
danam	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	52.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	403.516
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704672
Depreciation:	131069
Depreciated Total:	573603

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	524.57
Special Features:	0	Val/Su Net:	382.40
Final Total:	573600	Val/Su SzAd	540.11

SKETCH

UnSketched SubAreas:
GLA: 1062,
BMT: 438,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,062	403.520	428,534
BMT	Basement	438	121.050	53,022

Net Sketched Area:	1,500			Total:	481,556
Size Ad	1062	Gross Area	1500	FinArea	1062

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.A-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc